



**Town of Townsend  
Board of Adjustment Public Hearing Agenda  
Wednesday, April 29, 2021, at 6 p.m.  
Via Conference Call**

6:00 p.m. Board of Adjustment Hearing

- I. Call to Order.
- II. Opening Ceremonies
  - a. Roll Call:
  - b. Pledge of Allegiance:
  - c. Recognition of Visitors:
  - d. Announcements:

**Per the Governor's request, all scheduled meetings will be held via electronic means. Residents will be able to view documents posted to the meeting tab on the Town website at [www.townsend.delaware.gov](http://www.townsend.delaware.gov) or by joining the meeting via computer.**

**Those wishing to attend may dial 1(301)715-8592. When directed, provide following meeting ID 868 5405 1766 # and then the following password 909491# to enter the meeting.**

**If you choose to access the meeting online click the following link:**  
<https://us02web.zoom.us/j/86854051766?pwd=WHVETVh4UXJWeTh0SXdENGUzWTd1UT09>

III. Additions and Deletions to published Agenda.

IV. Public hearing to consider, discuss, and possibly vote on the following application:

**a. BA2021-002- Townsend Acres seeks variances from the following sections of the Town's "Zoning and Unified Development Code":**

- 1. **24 ZONING AND UNIFIED DEVELOPMENT CODE, Appendix "A" Zoning District Regulations, R-2 (Residential) Minimum Side Yard: 10 feet each & 25 feet both (aggregate).**
  - 1. *The applicant is requesting a variance from this regulation to allow 20' aggregate side yards.*
- 2. **24.20.010 Streets and Rights-Of-Way(A)(2)(d),** All developments shall include a minimum of two access points to a collector or arterial street.
  - 1. *The applicant is requesting a variance from this section to provide only one (1) access point to an arterial street (Summit Bridge Road).*
- 3. **24.20.010 Streets and Rights-Of-Way (B)(3)** Cul-de-sacs shall not exceed two hundred and fifty (250) to five hundred (500) feet in length depending on the density and topography. Length by density is to be approved by the Town Engineer. Inside diameter of cul-de-sacs is to be no less than 100' with grass or landscaping in center. center
  - 1. *The applicant is requesting a variance from this section to allow an inside diameter of 80 feet (40' radius) with no center island.*
- 4. **24.20.010 Streets and Rights-Of-Way (F)(4)** To the fullest extent possible, intersections shall be located not less than 800 feet apart, measured centerline to centerline. Streets entering opposite of another street shall be laid out directly opposite one another or with a minimum off-set of 150 feet between their centerline.
  - 1. *The applicant is requesting a variance from this section to provide intersections less than 800' apart (+/-485' & +/-530').*
- 5. **24.20.050 Grading and Erosion Control(B)(2) (e).** In addition to the requirements of TMC 24.20.010 paragraph E, development proposals shall be designed to be consistent with the following design standards: e. Minimum slope of lawn areas shall be two percent.
  - 1. *The applicant is requesting a variance from this section to allow a 1.5% minimum slope in lawn areas, specifically along the lot lines.*

V. Other business

VI. Adjourn meeting.